



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NICHOLE MCCARTY, PLANNER II *nm*  
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cjl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** AUGUST 5, 2015

**SUBJECT:** UP15-08, PHO CAROL RAE: A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATION FACILITY (65 FOOT HIGH MONOPALM) ON APPROXIMATELY 0.02 ACRES (946 SQ. FT.) OF REAL PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF BASELINE ROAD BETWEEN HIGLEY AND RECKER ROADS, IN THE BUSINESS PARK (BP) ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Technology Leader

To allow for a new Wireless Communications Facility to help improve the level of wireless service available in the Town of Gilbert.

### RECOMMENDED MOTION

Make the Findings of Fact and approve UP15-08, PHO Carol Rae: a Conditional Use Permit to allow a Wireless Communication Facility (65' monopalm) on a 0.02 acre (946 sq. ft.) site generally located on the south side of Baseline Road between Higley and Recker Roads, in the Business Park (BP) zoning district, subject to conditions.

## **APPLICANT/OWNER**

Company: Campbell A&Z, LLC  
Name: Michael Campbell  
Address: 6680 W. Antelope Dr.  
Peoria, AZ 85383  
Phone: 602-616-8396  
Email: campbellaz1@earthlink.net

Company: Town of Gilbert  
Name: Mark Kramer  
Address: 50 E. Civic Center Dr.  
Gilbert, AZ 85383  
Phone: 480-503-6898  
Email: mark.kramer@gilbertaz.gov

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>October 10, 2006</i>	Town Council adopted Ordinance No. 1852 (A06-86) for the annexation of the subject property into the Town of Gilbert.
<i>January 11, 2007</i>	Design Review Board approved case DR06-148, for the final site plan and design of a Gilbert Reservoir and Boost Station.
<i>March 6, 2007</i>	Town Council adopted Ordinance No. 1911 (Z06-105) for the rezoning of 9.47 acres from Maricopa County Residential to Single Family-43 (SF-43) and Business Park (BP) zoning districts.

### **Overview**

Campbell A&Z, LLC, on behalf of Verizon Wireless, is proposing a new wireless communication facility (WCF) including a 65' monopalm, to be located at 5567 E. Baseline Road, on a Town of Gilbert well site property. The proposed facility meets the setback requirements for the underlying zoning district and the minimum distance from property designated for residential land use in the General Plan. The facility consists of a monopalm, back-up generator and pre-fabricated equipment shelter, all of which is located within the confines of the well site property, screened by an 8' CMU wall.

### **Surrounding Land Use & Zoning Designations**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Business Park (BP)	Business Park (BP)	Vacant land
South	Residential > 0-1 DU/AC	City of Mesa	Single Family Residential
East	Business Park (BP)	City of Mesa	Vacant land
West	Residential > 0-1 DU/AC	Single Family-43 (SF-43)	Church
Site	Business Park (BP)	Business Park (BP)	Town of Gilbert Well Site

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Maximum Tower Height	75'-0"	65'-0"
Minimum Setbacks		
Front	25'-0"	459'-6"
Side to Residential (West)	75'-0"	285'-10"

Side to Employment (East)	0'-0"	9'-2"
Rear to Residential	75'-0"	253'-2"

## **DISCUSSION**

The required setback for the center of the proposed tower is 75'-0" from a parcel designated for residential use in the General Plan. The proposed setback for the monopalm is 253'-2" to the nearest residential land use to the south and 285'-10" to the west. Verizon is proposing twelve (12) antennas, two (2) J-boxes and twelve (12) Remote Radio Heads to be located on the monopalm. The 8'-0" tall antennas will be mounted on three (3) sectors, four (4) per sector, at a height of 56'-0" to the centerline of each antenna. The 294 square foot, pre-fabricated equipment shelter is 10'-8" high and will house the back-up generator in addition to other equipment.

## **FINDINGS**

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit and an additional three findings in order to approve a WCF. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

***1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The site is zoned Business Park (BP) and is located within the walls of an existing Town Well Site and Booster Station. The WCF will be located in the northeast corner of the property and will be screened by the existing 8'-0" high CMU wall. All ground equipment will be located within the pre-fabricated equipment shelter.

***2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

The request for a Use Permit to locate a monopalm WCF facility in the Business Park (BP) zoning district meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the installation of the WCF facility, service will be optimized and provide for the future needs of the area.

The vision statement for the General Plan chapter on Public Facilities and Services is to "Provide a high level of municipal and public utility services and facilities to serve the community in a manner that enhances quality of life, optimizes existing facilities and provides for future needs." The additional antennas being provided as part of the proposed WCF facility will enhance the network in an area that is currently underserved. This facility will serve residents and customers in commercial, employment and residential areas near the project site.

**3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

As conditioned, the proposed facility complies with the WCF Site Development Regulations and the Business Park (BP) zoning district. Based on the height of the monopalm, the required setback to property designated for land designated in the General Plan as residential is 75 ft. The monopalm as proposed will be 253'-2" from the nearest residential property boundary to the south. State and Federal requirements including radio wave transmission safety standards are being met, and all other applicable requirements have been met and will be confirmed with final plans submittal.

**4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.***

Access to the WCF site is provided with a 12'-0" wide access easement running from Baseline Road, through the existing entrance to the well site. After initial construction, the facility will not generate additional traffic. The proposed monopalm WCF is unmanned and maintained by Verizon, requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The concealed antenna array on the tower will not cause adverse impacts due to dust, smoke, noise, odor or glare from the use. A photo simulation detail of the proposed WCF antenna array on the proposed tower has been provided.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows:

**A. *The proposed WCF conforms with the requirements of Article 4.7;***

The application conforms to all requirements of Article 4.7 of the LDC with respect to height and setback requirements as well as screening and aesthetics.

**B. *The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and***

The applicant has conducted an inventory of existing wireless communication facilities within a two mile radius of the project site, and there are six (6) existing facilities. The nearest existing tower with room to support a collocation was too far north to achieve adequate coverage. Other viable sites were either not supported by the property owner or did not result in the desired coverage. The proposed facility has been designed to support a future collocation of antennas at a lower level, with screening by the faux pineapple on the monopalm.

**C. *The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.***

The proposed WCF resembles the appearance of a palm tree, with the antenna array generally concealed with faux fronds. The ground equipment is located within an equipment shelter and is screened from public view by an 8' CMU wall.

Pursuant to the above analysis, Staff is of the opinion that the project meets the seven findings required for granting this Conditional Use Permit for a Wireless Communications Facility.



## **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comment from the public.

## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **STAFF RECOMMENDATION**

Move to make the Findings of Fact and Approve UP15-08, PHO Carol Rae: a Conditional Use Permit to allow a Wireless Communication Facility (65’ Monopalm) on a 0.02 acre (946 sq. ft.) site generally located on the south side of Baseline Road between Higley and Recker Roads, in the Business Park (BP) zoning district, subject to conditions:

1. The Project shall be in substantial conformance with the site plan and elevations/details shown on the Exhibits provided under Attachment No. 4.

Respectfully submitted,



Nichole McCarty  
Planner II

## **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Exhibits

**FINDINGS OF FACT  
UP15-08, PHO Carol Rae**

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

**And the additional findings for WCF required by Section 4.705 of the LDC, as follows:**

- A. The proposed WCF conforms with the requirements of Article 4.7;
- B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and
- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

## *Notice of Public Hearing*

**PLANNING COMMISSION DATE:**

**Wednesday, August 5, 2015\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**

**50 E. Civic Center Drive**

**Gilbert, Arizona 85296**

**\* Call Planning Department to verify date and time: (480) 503-6747**

### **REQUESTED ACTION:**

UP15-08: Request to approve a Conditional Use Permit for approximately 0.02 acres (946 sq. ft.) of real property located at 5567 E. Baseline Road on the south side of Baseline Road between Higley and Recker Roads, to permit a Wireless Communication Facility for Verizon Wireless (65 foot high monopalm) in the Business Park (BP) zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **SITE LOCATION:**



**APPLICANT: Verizon Wireless by Campbell A&Z, LLC**

**CONTACT: Michael J. Campbell**

**ADDRESS: 6880 W. Antelope Drive**

**Peoria, AZ 85383**

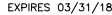
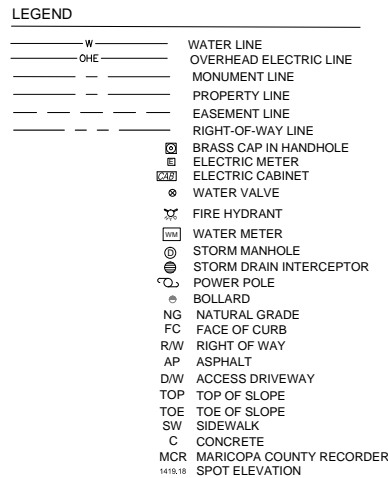
**TELEPHONE: (602) 616-8396**

**E-MAIL: [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net)**









1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY US WESTERN REGIONAL TITLE AGENCY, ORDER NO.: 140019-04 EFFECTIVE DATE: 01/22/2014.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 98 SEPARATIONS CONTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/24/14

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST, FROM WHICH THE NORTH EAST CORNER OF SAID SECTION 2 BEARS NORTH 89° 40' 55" EAST 2635.90 FEET; THENCE NORTH 89°40'55" EAST ALONG THE NORTH LINE OF SAID SECTION 2, 504.60 FEET; THENCE SOUTH 01°36'27" EAST, 70.02 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 01°36'27" EAST, 460.19 FEET; THENCE SOUTH 05°39'10" EAST, 28.12 FEET; THENCE NORTH 89°29'38" EAST, 153.47 FEET TO THE POINT OF TERMINUS.

A PORTION OF LOT 2 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 6 EAST, FROM WHICH THE NORTH EAST  
CORNER OF SAID SECTION 2 BEARS NORTH 89° 40' 55" EAST 2635.90  
FEET, THENCE NORTH 89°40'55" EAST ALONG THE NORTH LINE OF  
SAID SECTION 2, 504.60 FEET; THENCE SOUTH 01°36'27" EAST, 70.02  
FEET; THENCE SOUTH 01°36'27" EAST, 460.19 FEET; THENCE SOUTH  
05°39'10" EAST, 28.12 FEET; THENCE NORTH 89°29'38" EAST, 153.47;  
THENCE NORTH 01°36'29" WEST, 6.00 FEET TO THE POINT OF  
BEGINNING.

THENCE SOUTH 89°29'38" WEST, 43.01 FEET; THENCE NORTH 01°35'34" WEST, 22.00 FEET; THENCE NORTH 89°29'38" EAST, 43.00 FEET; THENCE SOUTH 01°36'29" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF LOT 2 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6  
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,  
ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF  
THE WEST HALF OF SAID LOT 2;

THENCE SOUTH 01 °44'27" EAST 530.61 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 783.00 FEET OF SAID LOT 2 BEING THE POINT OF BEGINNING;

THENCE NORTH 89°29'59" EAST 336.30 FEET PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 TO THE WEST LINE OF THE EAST 650.78 FEET OF SAID LOT 2;

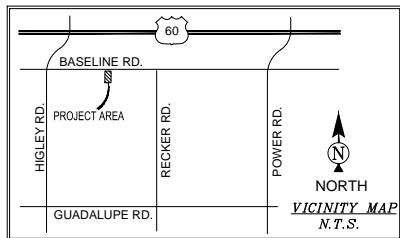
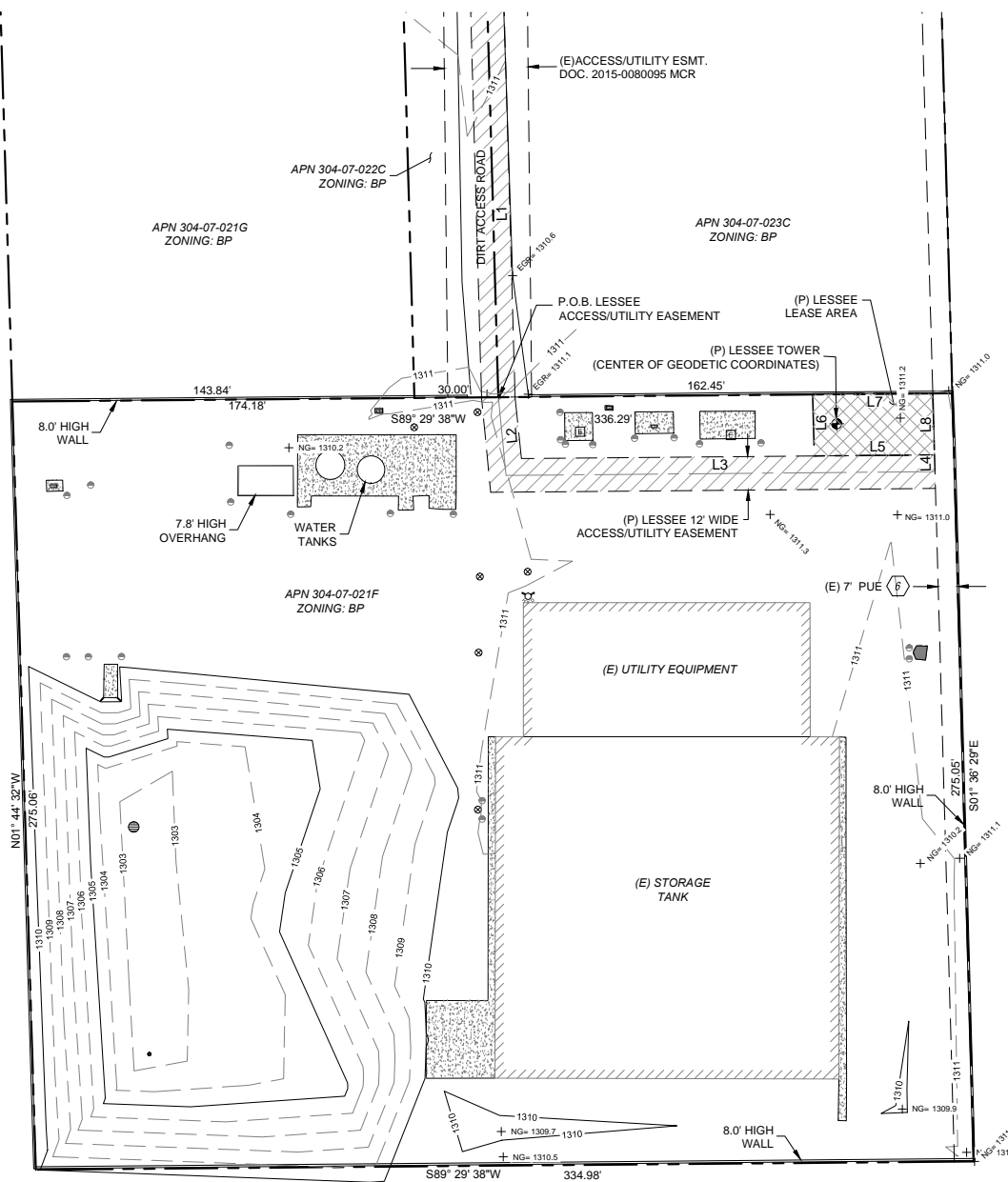
THENCE SOUTH 01°36'24" EAST 275.05 FEET ALONG SAID WEST LINE OF  
THE EAST 650.78 FEET OF SAID LOT 2 TO A POINT THAT LIES ON THE  
NORTH LINE OF THE SOUTH 508.00 FEET OF SAID LOT 2;

THENCE SOUTH 89°29' 59" WEST 335.66 FEET ALONG THE NORTH LINE OF THE SOUTH 508.00 FEET OF SAID LOT 2 TO A POINT THAT LIES ON THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF SAID LOT 2;

THENCE NORTH 01°44'27" WEST 275.06 FEET ALONG SAID WEST LINE  
OF SAID EAST HALF OF THE WEST HALF OF SAID LOT 2 TO THE POINT  
OF BEGINNING.

6. AN EASEMENT FOR OVERHEAD POWER, UNDERGROUND POWER AND INCIDENTAL PURPOSES THERETO, RECORDED AS DOCKET 8579, PAGE 60.

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO, RECORDED AS INSTRUMENT NO. 1998-979479 OF OFFICIAL RECORDS.



architecture / project management  
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FIELD BY:	PAS
DRAWN BY:	GMS
CHECKED BY:	RLF

4	04/14/15	REVISION
3	02/19/15	REVISION
2	03/13/14	FINAL
1	03/03/14	PRELIMINARY
NO.	DATE	DESCRIPTION



PROJECT No.  
09006566

SITE NAME:  
PHO CAROL RAE

SITE ADDRESS:  
5625 EAST BASELINE ROAD  
GILBERT, ARIZONA 85234

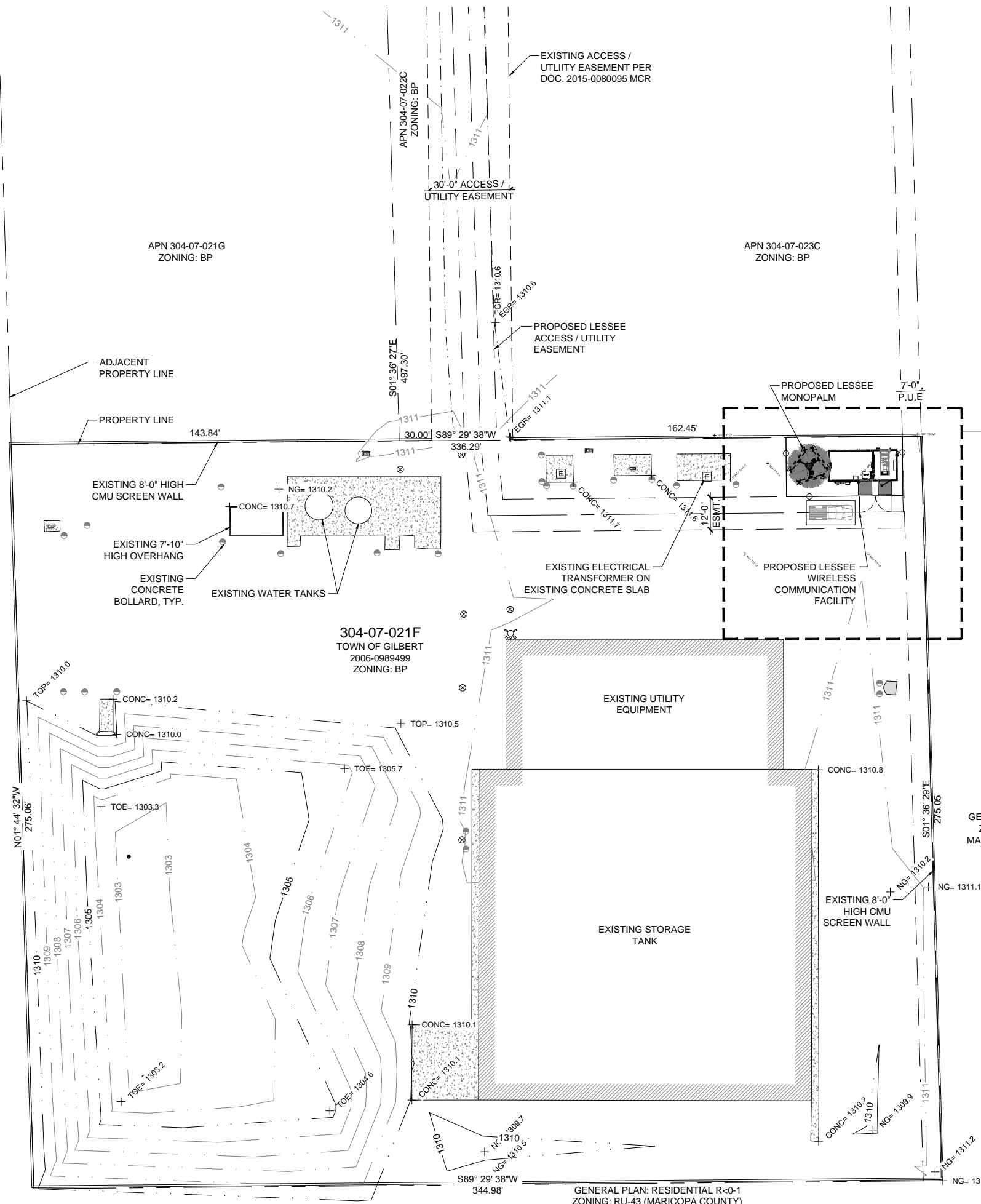
SHEET TITLE:

SITE SURVEY

SHEET NO.	REVISION:
-----------	-----------

LS-1

GENERAL PLAN: RESIDENTIAL R-0-1  
ZONING: SF-43

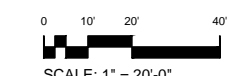


NEW SHELTER SETBACKS	
NORTH (FRONT)	± 459'-6"
SOUTH (REAR)	± 253'-2"
WEST (SIDE)	± 285'-10"
EAST (SIDE)	± 9'-2"
* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR	

NEW MONOPALM SETBACKS TO PROPERTY LINE	
NORTH	± 471'-3"
SOUTH	± 264'-5"
WEST	± 294'-8"
EAST	± 41'-8"
* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR	



1  
Z-1  
OVERALL SITE PLAN  
SCALE: 1" = 20'-0"



CLIENT

**verizon wireless**

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

**young design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
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19382  
RONALD C. YOUNG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
ARIZONA U.S.A.  
EXP. 12/31/16

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NO.	DATE	DESCRIPTION
5	4/14/2015	CITY COMMENTS
6	5/4/2015	FIRE COMMENTS
3	3/02/2015	SURVEY UPDATE
4	3/30/2015	CITY COMMENTS

ARCHITECTS JOB NO.  
YDC-5329

PROJECT INFORMATION

**PHO\_CAROL RAE**

5625 E. BASELINE ROAD  
GILBERT, ARIZONA, 85324

SHEET TITLE  
**SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-1**



NOT USED

4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	55°	56'-0"	N/A	N/A	N/A
BETA	165°	56'-0"	N/A	N/A	N/A
GAMMA	305°	56'-0"	N/A	N/A	N/A
N/A	N/A	56'-0"	2	1-5/8"	6X12 HYBRID CABLE

NOTE:  
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

\*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION

3

PROPOSED LESSEE ANTENNAS, (3) SECTORS W/ (4) ANTENNAS PER SECTOR, TYP. @ (3) SECTORS

PROPOSED LESSEE T-ARM MOUNTING KIT, TYP. @ (3) SECTORS

PROPOSED LESSEE (2) LINES OF 1-5/8" HYBRID CABLE, ROUTED INSIDE PROPOSED LESSEE MONOPALM

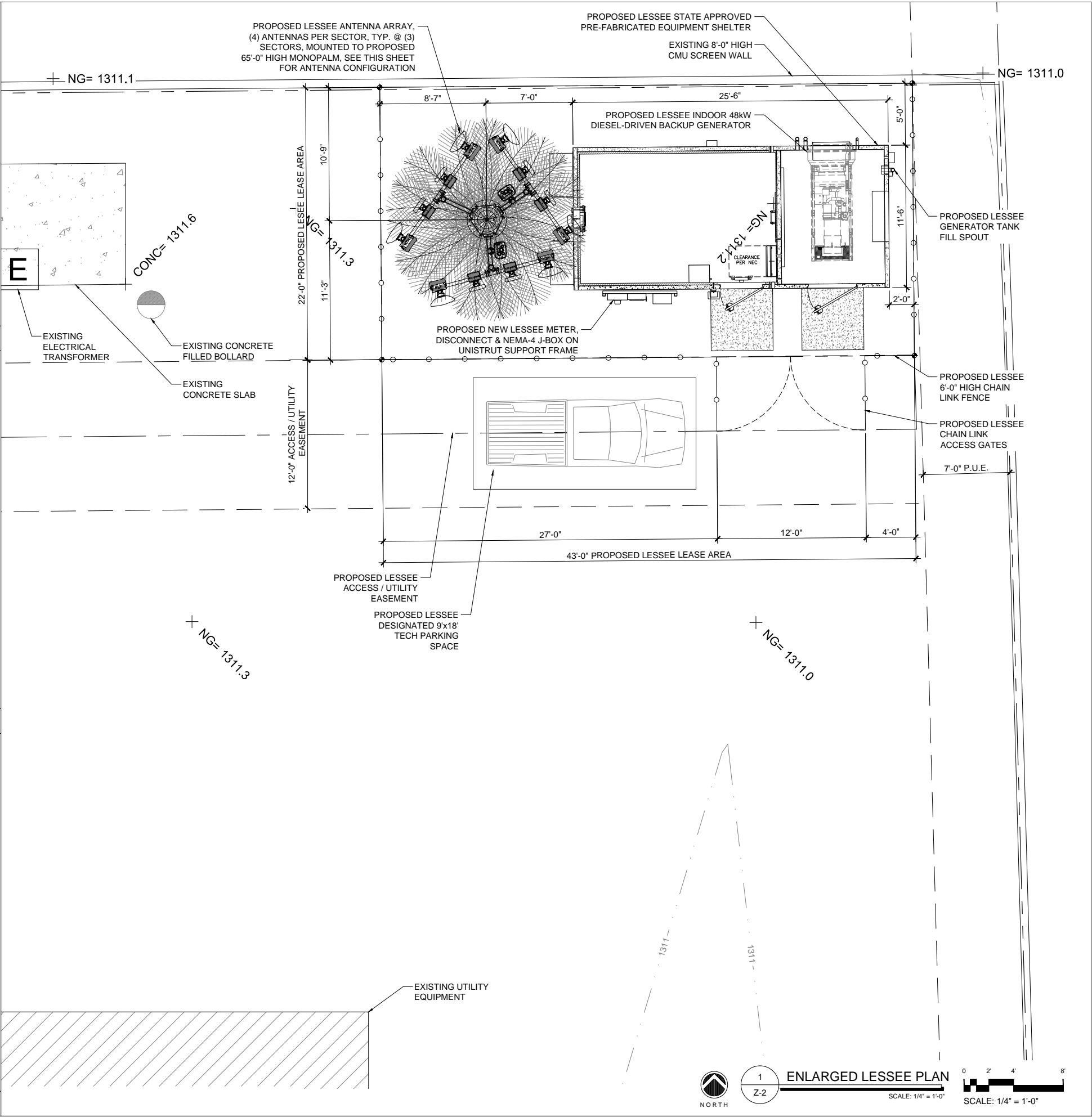
(2) PROPOSED LESSEE J-BOXES, MOUNTED TO STAND-OFFS, NEAREST CABLE ROUTE, FIELD VERIFY EXACT LOCATION

PROPOSED LESSEE MONOPALM, FRONDS NOT SHOWN FOR CLARITY

PROPOSED LESSEE RRHS, MOUNTED BEHIND ANTENNAS @ ALL POSITIONS, (4) PER SECTOR, TYP. @ (3) SECTORS

ANTENNA CONFIGURATION - 56' CL

2



1  
Z-2

ENLARGED LESSEE PLAN

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

CLIENT

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

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NO.	DATE	DESCRIPTION
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3	3/02/2015	SURVEY UPDATE
4	3/30/2015	CITY COMMENTS

ARCHITECTS JOB NO.

YDC-5329

PROJECT INFORMATION

PHO\_CAROL RAE

5625 E. BASELINE ROAD  
GILBERT, ARIZONA, 85324

SHEET TITLE

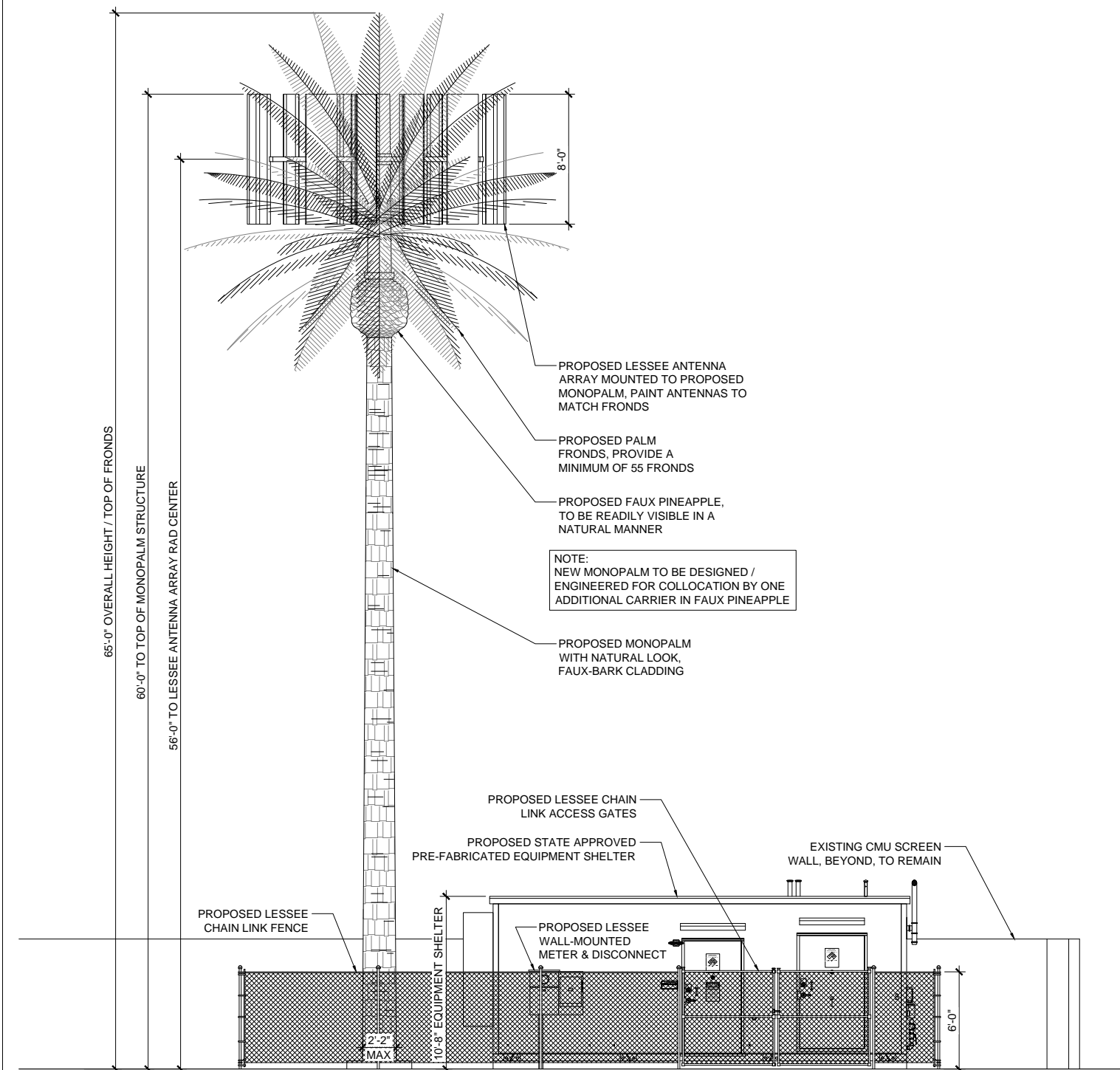
ENLARGED SITE PLAN  
SITE DETAILS

JURISDICTION APPROVAL

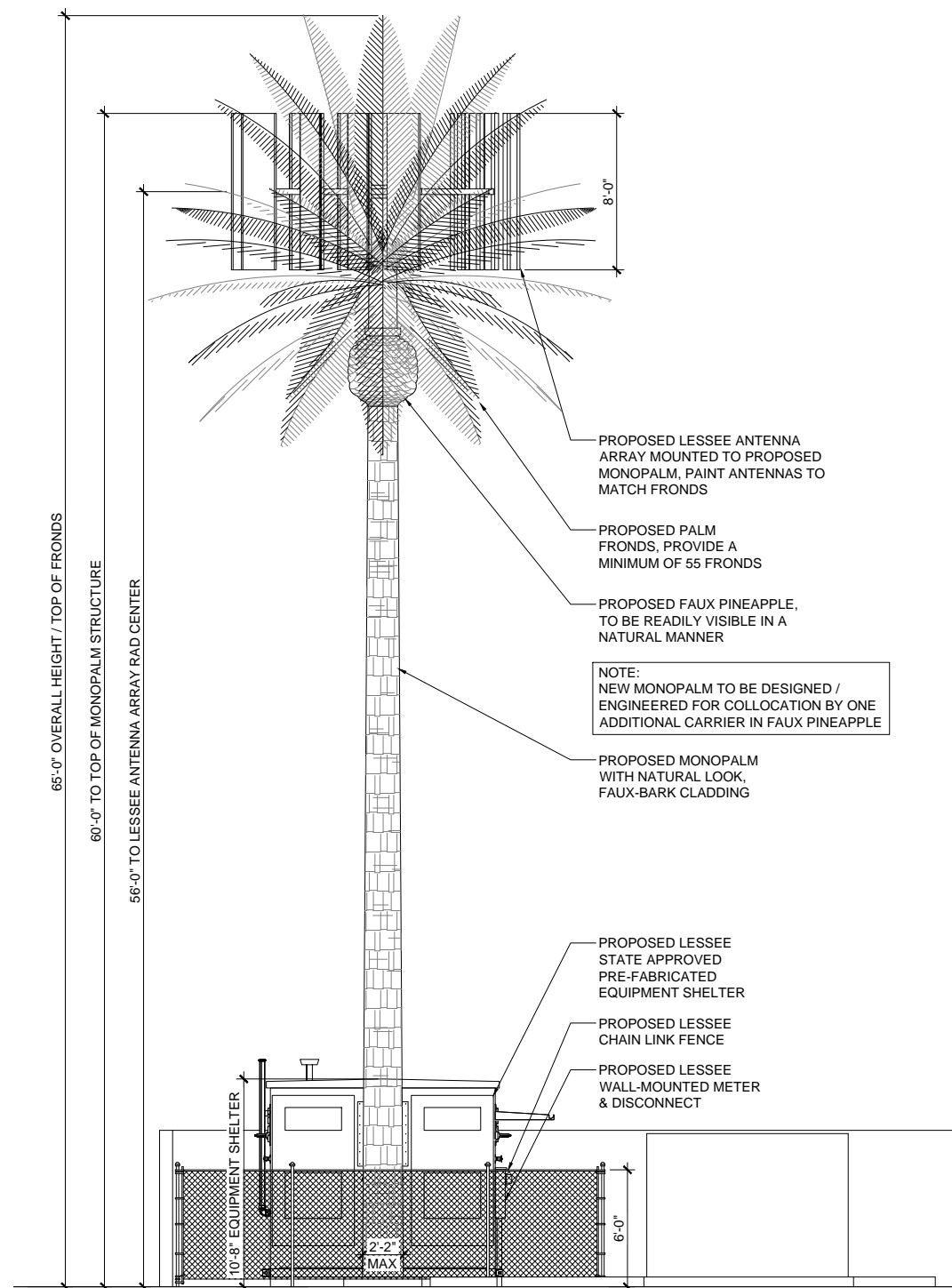
SHEET NUMBER

Z-2





2 PROPOSED SOUTH ELEVATION  
Z-3  
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION  
Z-3  
SCALE: 1/4" = 1'-0"

CLIENT

**verizon wireless**

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW DATE

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RONALD C. YOUNG  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRATION DATE 12/31/18

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SHEET TITLE  
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER  
Z-3

## **PROJECT NARRATIVE**

To: Planning & Zoning Department  
Town of Gilbert

From: Michael J. Campbell

Date: May 4, 2015, revised 5/20/15 with Additional Information for WCF filing

Re: Narrative for Wireless Communications Facility  
Verizon Wireless 'PHO Carol Rae',  
5625 East Baseline Rd

Verizon Wireless proposes a new stealth wireless communications facility located at the Town of Gilbert Well Site #26, located at 5625 East Baseline Rd.

The proposed wireless communications facility will require a Town of Gilbert Use Permit to for a 65' tall disguised wireless communications facility monopalm.

### **PARCEL INFORMATION:**

APN#: **304-07-021F**

Zoning District: **BP**

Surrounding Zoning: North-BP South- County RU-43, East: County RU-43 & West: SF-43

Adjacent land uses: N: undeveloped; S: developed; E: undeveloped, W: developed

### **PROJECT**

- Installation of a new 65' tall monopalm & new Verizon equipment shelter. Installation of the Verizon antenna array at the 56' level. The array to consist of 4 antennas per sector, 3 sectors for a total of 12 antennas. The antennas are 8' tall. The top height of the antennas will be 60'. Installation of 12 RRH units, 4 per sector, mounted behind the antennas. The dimensions of the RRH unit are approx 12"x12"x6", and will not extend above the top of the antennas as they are typically mounted on the t-arm.
- The new 65' monopalm will be designed and engineered for collocation by a second commercial carrier at a lower level. The co-located carrier would have screening by the faux pineapple on the monopalm.
- The co-locating carrier would lease additional ground space from the Town of Gilbert directly.
- The new Verizon compound will measure 22'x43', and will securely house the Verizon monopalm, equipment shelter and emergency generator. The equipment shelter will be screened by the existing compound wall at Well Site #26
- All associated cables will be internal to the monopalm then across a cable tray to the shelter. The cable tray will be below the compound wall and not visible to the public.
- Access to the site is via Baseline Rd. over the new access easement as recorded in document 2015-0080095 in the office of the Maricopa County Recorder's Office. The access easement runs south from Baseline Rd to the Town Well Site #26 entry gate. , and then proceeds south to the site.

The proposed site will improve the Verizon network serving the surrounding community with enhanced 4G digital voice and data services.

A Pre-Application meeting was held on March 23, 2015 with the Town of Gilbert Staff for this proposed Wireless Communications Facility. There were no major concerns regarding the proposed facility.

**REQUEST**

Our request is for a Use Permit to allow a 65' co-locatable monopalm and associated equipment shelter inside the yard at Well Site #26.

On behalf of Verizon Wireless, I respectfully submit this Use Permit Narrative for review, comment and approval of the proposed new WCF at the Town of Gilbert Well Site #26.

***Additional Information for Wireless Communication Facility Filing***

- *Inventory – Please see attached Verizon inventory list & RF coverage maps for locations of existing Verizon sites within 2 miles of the proposed facility.*
- *Report on Alternatives:*
  - *The proposed WCF is needed at this location based upon the demands of the consumer. The RF Engineer issued the targeted project area based on consumer issues, and testing completed by Verizon Operations that determine the level of voice and data service does not meet or exceed the level required by Verizon internal standards.*
  - *The location of the target area is south of Baseline Rd., centered on Melody Lane, then 172<sup>nd</sup> St on the west and Recker Rd on the east. The southern edge of the target area reaches Houston Ave. The area from Melody Lane south is a mix of single family residential and one acre plus residential parcels. There were no viable locations in this area. The target area was vetted again and it was agreed upon to move out to the nearby parcels to locate a site.*
  - *A viable location was identified at 5649 E Baseline Rd. This location was designed and we were in negotiations when the property owner changed his mind and decided against moving forward.*
  - *The exiting tower site located in the northwest corner of the State Farm office, 5524 E Baseline Rd., was too far north per the RF Engineer, and confirmed with the RF coverage maps, so this location was not considered for the Verizon site.*
  - *The properties on the east side of Recker Rd, south of Baseline Rd were deemed too far east to meet the RF coverage objectives, therefore they were not pursued.*
  - *The Town of Gilbert Well Site #26 was identified and accepted by the Verizon RF Engineer as a viable location to meet the RF coverage objectives.*
- *Prop 207 Waiver: The subject parcel is owned by the Town of Gilbert. Signing of Prop 207 by the Town is subject to review by the Town Attorney.*

Please contact me at 602-616-8396, or via email at [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net) if you have any questions and/or need additional information.

Sincerely,

*Michael J Campbell*

Michael J. Campbell  
Campbell A&Z, LLC

# PHOTOGRAPHIC SIMULATION

## PROPOSED WIRELESS COMMUNICATIONS FACILITY



10245 e via linda suite 211  
scottsdale az 85258

480 451 9609 office  
480 451 9608 fax

SITE NAME: PHO\_CAROL RAE

SITE LOCATION: 5625 E. BASELINE ROAD  
MESA, ARIZONA 85206

DATE: 4/8/2015

APPLICANT: CAMPBELL A&Z, L.L.C.  
6880 W. ANTELOPE DRIVE  
PEORIA, ARIZONA, 85383

CONTACT: MICHAEL J. CAMPBELL  
PHONE: (602) 616-8396

SITE LOCATION MAP



2015 GOOGLE MAPS

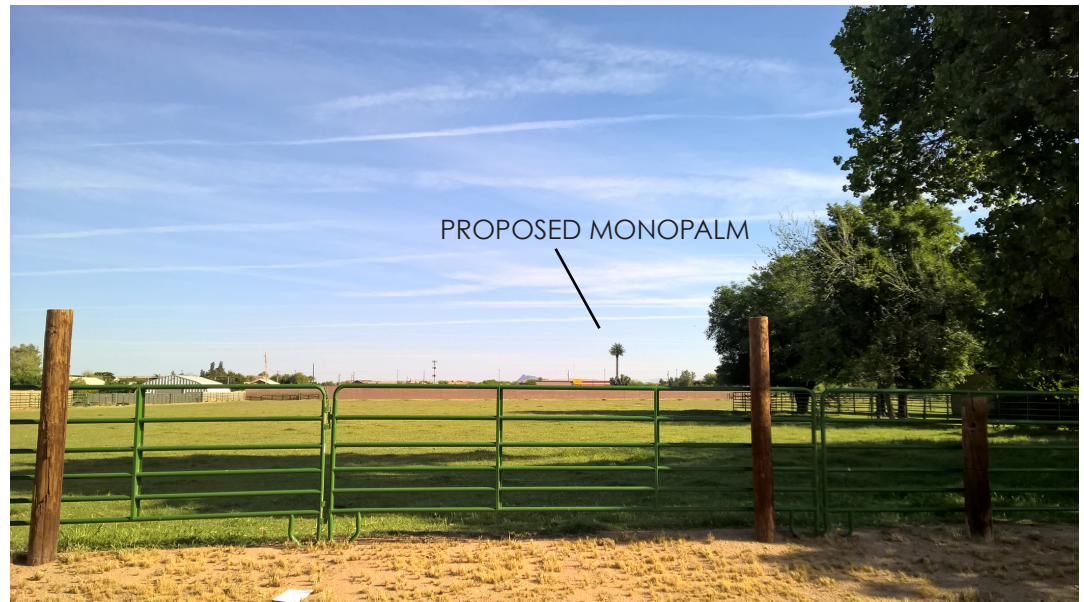
The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.





EXISTING  
VIEW 1 - LOOKING NORTH

PHOTOGRAPHIC SIMULATION -  
VIEW 1 - LOOKING NORTH



PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CHAIN LINK FENCE.



EXISTING  
VIEW 2 - LOOKING EAST

PHOTOGRAPHIC SIMULATION -  
VIEW 2 - LOOKING EAST



PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CHAIN LINK FENCE.





EXISTING  
VIEW 3 - LOOKING SOUTH

PHOTOGRAPHIC SIMULATION -  
VIEW 3 - LOOKING SOUTH



PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CHAIN LINK FENCE.



EXISTING  
VIEW 4 - LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -  
VIEW 4 - LOOKING SOUTHWEST



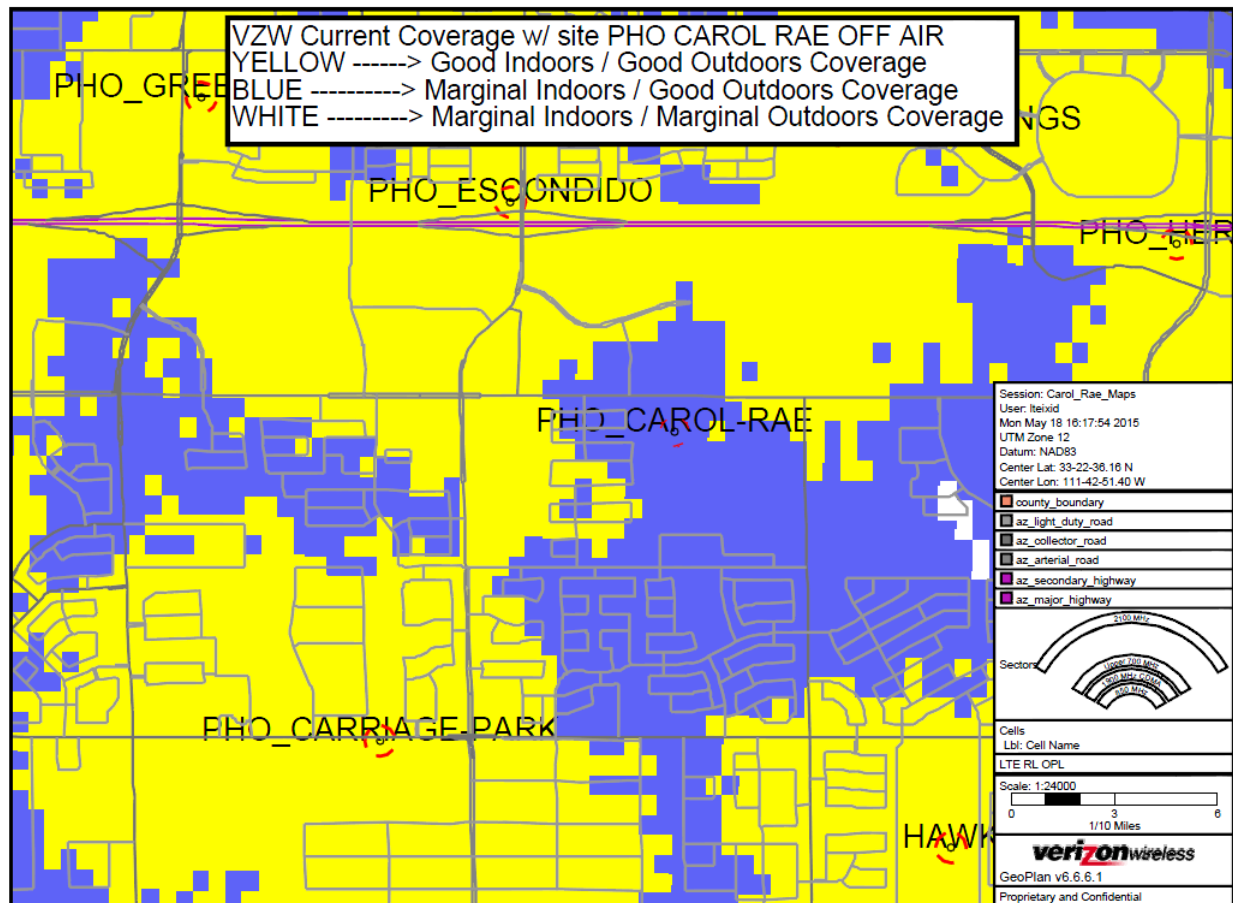
PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CHAIN LINK FENCE.



## LIST OF VZW SITES WITHIN 2 MILES OF PROPOSED SITE PHO CAROL RAE

Cell Name	LAT Deg (NAD83)	LONG Deg (NAD83)	Street Address	City	State	Zip Code	Status
PHO_GREENFIELD	33.391769	-111.735611	4437 East Southern - Suite 104	Mesa	AZ	85206	Existing
PHO_SUPERSTITION-SPRINGS	33.390603	-111.703469	1540 South Recker Road	Mesa	AZ	85206	Existing
PHO_HAWK	33.360333	-111.697611	4301 E Guadalupe	Gilbert	AZ	85234	Existing
PHO_CARRIAGE-PARK	33.364633	-111.726369	2975 Guadalupe Rd NE	Gilbert	AZ	85234	Existing
PHO_HERTZ	33.385904	-111.686392	6650 E. Superstition Springs Blvd.	Mesa	AZ	85206	Existing
PHO_ESCONDIDO	33.387428	-111.719987	NW Corner Higley & US60	Mesa	AZ	85206	Existing
PHO_CAROL_RAE	33.377813	-111.71166	5535 E. Baseline Rd.	Gilbert	AZ	85234	Proposed

## VZW CURRENT COVERAGE MAP (PHO CAROL RAE OFF AIR)



## VZW EXPECTED COVERAGE MAP WITH PHO CAROL RAE ON AIR

